



€ 3.900 | SINT-PIETERS-WOLUWE | REF. 6864390



LIVING SURFACE

220 m<sup>2</sup>



LAND SURFACE

500 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3



GARAGES

1

## House at Sint-Pieters-Woluwe

 **Avenue des Sittelles 99, 1150 Sint-Pieters-Woluwe**


Victoire Junot presents this charming semi-detached villa, ideally located in Woluwe-Saint-Pierre, just steps away from Place Dumon and its many shops. Built in 2006, this family home offers approximately 220 m<sup>2</sup> of living space with generous volumes. The ground floor features a bright 50 m<sup>2</sup> living room with an open fireplace, opening onto a pleasant 20 m<sup>2</sup> terrace and a beautiful south-facing garden. The fully equipped kitchen connects seamlessly with the living area, creating a warm and inviting atmosphere. On the first floor, you'll find three bedrooms, including one with a dressing room and en-suite bathroom. The top floor hosts a stunning master suite of about 50 m<sup>2</sup> with a large dressing room and spacious bathroom. A laundry room, family room, large cellars, a garage and a two outdoor parking spaces complete the property. An ideal home for families seeking comfort, natural light, and a peaceful setting, while remaining close to all amenities.

## Characteristics

### GENERAL

Type	house	City	Sint-Pieters-Woluwe
Price	€ 3.900	Living surface	220 m²
Land surface	500 m²	Terrace surface	20 m²
Bedrooms	4	Bathrooms	3
Garages	1	Parkings (indoor)	1
Floors	2	Available	mits inachtneming huurders
Construction year	2006	State	Very good state
Garden surface	300 m²	Facades	3
Kitchen (type)	hyper equipped	Office	✓
Toilets	3	Laundry room	✓
Heating	gas	Neighborhood	city
Neighborhood	quiet	Cellar	✓
Double glass	✓	PEB	185 kW/m²
EPC code	: 20190812-0000554672-01-0	PEB category	D

### MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination living park	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area not located in flood area

### FINANCIAL

Tenant charges 120 €	Rental deposit 2 months
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